

TO LET

UNITS B4 SNEYD HILL INDUSTRIAL ESTATE
BURSLEM, STOKE ON TRENT, ST6 2EB



INDICATIVE IMAGE

TRADE COUNTER/INDUSTRIAL PREMISES
5,057 sq ft (469 sq m) (Approx. Total Gross Internal Area)

- Due to be refurbished
- Established Industrial / Trade Counter Location
- Existing occupiers include Screwfix, City Plumbing, GT Paper & Packaging and Eyre & Elliston

LOCATION

Sneyd Hill Industrial Estate is located in Burslem and accessed from Sandbach Road via two entrances. Existing occupiers include Screwfix, City Plumbing Supplies, GT Paper and Packaging, Eyre & Elliston Ltd and Sunbelt Rentals.

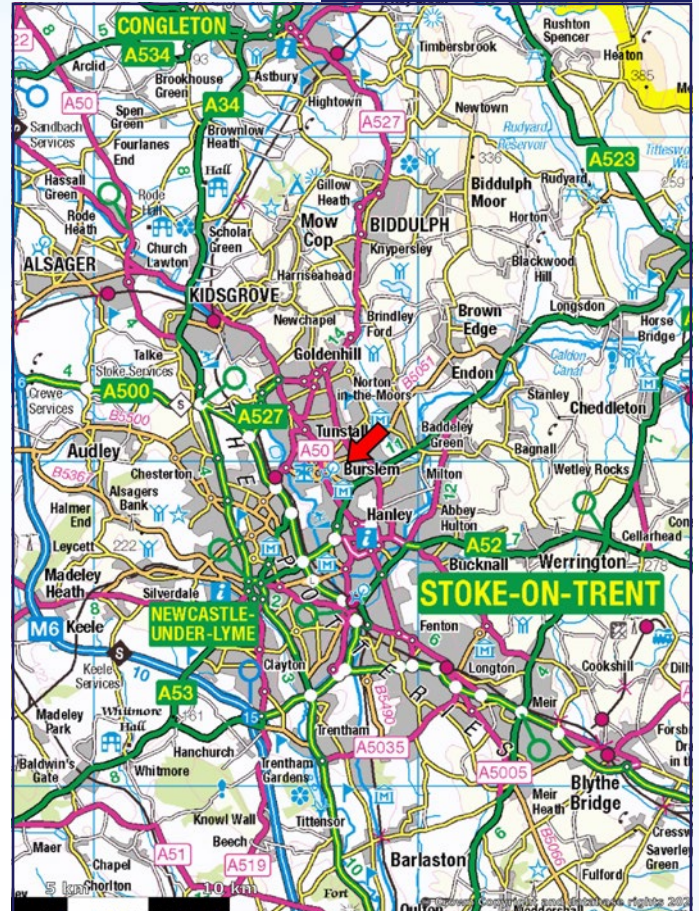
Burslem is one of the 5 towns of Stoke on Trent with Hanley City Centre within 2 miles. The main dual carriageway A500 (D Road) is within close proximity (3 miles) providing links to the remaining towns and Newcastle under Lyme. The A500 provides connections to the A50 to the East and M6 Motorway Junctions 15 to the South (approx. 8 miles) and 16 to the North (approx. 8 miles).



DESCRIPTION

The premises comprise of a warehouse unit of portal frame and part brick and part clad construction. The premises is due to be refurbished and has an eaves height of 5.2m, office accommodation, WCs and kitchen areas. Externally, there are loading to the front and back. There is parking areas to the front.

POSTCODE: ST6 2EB



PROPOSED FINISH



ACCOMMODATION

	SQ M	SQ FT
TOTAL Approx. Gross Internal Area	469	5,057

RENT

Upon application.

TENURE

A new full repairing and insuring lease is available. agreed.

BUSINESS RATES

Each unit has a rateable value of £20,000. (2023 listing)

Interested parties are to make their own enquiries with the local authority. Stoke on Trent City Council 01782 234234.

SERVICE CHARGE

A service charge is applicable to the communal areas within the estate. Further information is available from the agents.

SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.



ENERGY PERFORMANCE CERTIFICATE

EPC Rating: E (106)

New EPCs will be completed following completion of the refurbishment works.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing and leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

LEGAL COSTS

Each party is to bear their own legal costs in connection with the transaction.

VIEWING Strictly via the joint agents

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SUBJECT TO CONTRACT

Ref: ST889 Date: 05/24

✉ info@harrislamb.com

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

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